117.0	0003	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	644,300 /	644,300
					USE VALUE:	644,300 /	644,300
					ASSESSED:	644,300 /	644,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERRIDGE ADRIAN
Owner 2:	KEELER MARY JANE
Owner 3:	
Street 1:	99 THESDA STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BANIEWICZ ALBIN T--ETAL -
Owner 2:	BANIEWICZ TANIA--L/EST -
Street 1:	99 THESDA STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,204 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Shingle Exterior and 1092 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8204.000	178,000		466,300	644,300
Total Card	0.188	178,000		466,300	644,300
Total Parcel	0.188	178,000		466,300	644,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 590.02 | /Parcel: 590.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	75536
GIS Ref	
GIS Ref	
Insp Date	09/18/18

!9111!

PREVIOUS ASSESSMENT

Parcel ID: 117.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	178,000	0	8,204.	466,300	644,300	644,300	Year End Roll	12/18/2019
2019	101	FV	163,500	0	8,204.	459,600	623,100	623,100	Year End Roll	1/3/2019
2018	101	FV	163,200	0	8,204.	353,000	516,200	516,200	Year End Roll	12/20/2017
2017	101	FV	163,200	0	8,204.	333,100	496,300	496,300	Year End Roll	1/3/2017
2016	101	FV	163,200	0	8,204.	306,400	469,600	469,600	Year End	1/4/2016
2015	101	FV	162,400	0	8,204.	286,400	448,800	448,800	Year End Roll	12/11/2014
2014	101	FV	159,900	0	8,204.	263,800	423,700	423,700	Year End Roll	12/16/2013
2013	101	FV	159,900	0	8,204.	263,800	423,700	423,700		12/13/2012

PRINT

Date	Time
12/10/20	23:37:32

LAST REV

Date	Time
09/27/18	14:40:15
apro	
9111	

USER DEFINED

Prior Id # 1:	75536
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BANIEWICZ ALBIN	49170-536		3/23/2007		355,500	No	No		
BANIEWICZ ALBIN	20434-341		3/16/1990	Family	99	No	No		
	8850-208		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2014	509	Redo Kit	12,000					
9/12/2013	1371	Redo Bat	20,000	C				
1/2/2008	2	Manual	2,500			G9	GR FY09	fireplace insert

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2018	Meas/Inspect	CC	Chris C
5/13/2014	External Ins	PC	PHIL C
1/23/2014	Info Fm Prmt	EMK	Ellen K
12/3/2008	MLS	MM	Mary M
12/2/2008	Meas/Inspect	163	PATRIOT
6/18/2007	MLS	HC	Helen Chinal
3/21/2000	Inspected	263	PATRIOT
2/10/2000	Measured	264	PATRIOT
9/4/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8204		Sq. Ft.	Site		0	70.	0.81	6									466,287						466,300	

Total AC/HA:	0.18834	Total SF/SM:	8204	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	466,287	Spl Credit		Total:	466,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	75884
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	257930
Depreciation:	79958
Depreciated Total:	177971

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 2				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

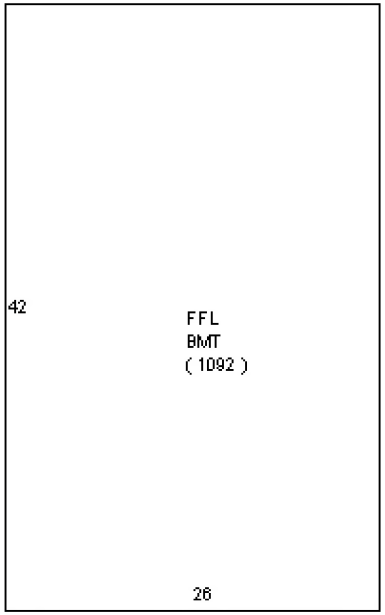
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	81.50
Final Total:	178000	Val/Su SzAd	163.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,092	38.470	42,011
FFL	First Floor	1,092	128.240	140,035

Net Sketched Area:	2,184			Total:	182,045
Size Ad	1092	Gross Are	2184	FinArea	1092

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

117.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: